

APPENDIX

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TRANSPORTATION PHASING PLAN

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TORREY HIGHLANDS TRANSPORTATION PHASING PLAN

IMP. NO.	FBA PROJ. NO.	FACILITY - LOCATION- DESCRIPTION	RESPONSIBLE PARTY
PHASE ONE: Expressway with Interchange–Improvements to be assured to the satisfaction of the City Engineer prior to any development in Torrey Highlands, not to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail)			
1	T-1.1	SR-56: Black Mountain Road to Carmel Country Road: Extend SR-56 as a 4-lane facility.	Others
2	T-2.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road.	BMR ^(e)
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements	BMR ^(b)
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR ^(e) /F.H.
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide striping, signaling, and widening improvements.	BMR ^(b)
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR ^(b)
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR ^(b)
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling, and widening improvements.	T.H. or BMR ^(b) if shifted
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway	Others
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR ^(a)
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (½ of ultimate).	T.H.
PHASE TWO: In order to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer			
21	n/a	I-5 @ SR-56: Dual Freeway.	Others(c)
PHASE THREE: In order to exceed 27,000 ADT (12,000 Residential, 15,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer.			
5	T-3.1B	Camino del Sur: SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H.
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	T.H.
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H. ^(d)
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur: Improve to 4 lanes.	T.H.

Torrey Highlands Public Facilities Financing Plan FY 2007

IMP. NO.	FBA PROJ. NO.	FACILITY - LOCATION- DESCRIPTION	RESPONSIBLE PARTY
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others ^(c)
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others ^(c)
PHASE FOUR: In order to exceed 36,100 ADT (18,100 Residential, 18,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer			
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./Others ^(c)
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./Others ^(c)
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	T.H.
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes.	T.H.
30A	n/a	Interim Improvements at El Camino Real & SR-56	City
30B	T-12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM	BMR ^(b)
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Real	T.H./Others ^(c)
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes.	T.H.
37	n/a	Carmel Mountain Road @ I-5: Construct Interchange.	Others ^(c)
PHASE FIVE: In order to exceed 57,760 ADT (f), the following improvements need to be assured to the satisfaction of the City Engineer.			
18	n/a	Via de la Valle: San Andres to El Camino Real East: Improve to 4 lanes.	Others ^(c)
20	n/a	I-5 @ Carmel Valley Road: NB connectors	Others ^(c)
24	n/a	El Camino Real: Half Mile Drive to Via de la Valle: Improve to 4 lane major.	Others ^(c)
25b	T-4.5	Carmel Valley Road (four/six lanes within Pacific Highlands Ranch).	P.H.R.
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.	T.H./Others ^(c)
28	T-1.2	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	Others ^(c)
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others ^(c)
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others ^(c)
35	n/a	SR-56: I-5 to I-15: Full Freeway	Others ^(c)

NOTE: (1) "Responsible Party" shown in above table is preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

- (a) BMR shall provide improvements and seek reimbursement from others as appropriate.
- (b) If BMR project does not precede T.H., then T.H. may seek reimbursement.
- (c) Funding shall be provided by Transnet/FBA/City/Others as appropriate
- (d) BMR is required to fund a portion of this improvement.
- (e) If BMR project does not precede T.H., then T.H. is responsible for improvement.
- (f) The ADT beyond 57,760 will be used to complete buildout of the Regional Commercial Center and Church School. The Church School is not expected before 2010.

BMR = Black Mountain Ranch
T.H. = Torrey Highlands
F.H. = Fairbanks Highlands
P.H.R. = Pacific Highlands Ranch

- (2) Those projects listed above that do not include a FBA Project No. are expected to be funded by others outside the Torrey Highlands sub-area.
- (3) The transportation improvements listed in each phase must be assured to the satisfaction of the City Engineer before any development permit is authorized (Improvements shall meet one of the following conditions: constructed and open to traffic; bonded; scheduled for construction in the City CIP for the year in which the building permits are requested; programmed for construction in the STIP for the year in which the building permits are requested).
- (4) At the start of Phase Four (36,100 average daily trips), advance \$1.0 Million for the third westbound lane on SR-56 to I-5 (Project T-13) to begin the preliminary engineering and environmental document.
- (5) At the start of Phase Four (36,100 average daily trips), begin the environmental document and/or the final design for the following roadway improvements: Camino del Sur as a four lane major street from SR-56 to Park Village Road (Projects T-3.1A, T-3.1B, T-3.2A & T-3.2B); Carmel Mountain Road as a four lane major street from Sundance Avenue to Camino del Sur (Projects T-5.1 & T-5.2), the extension of the southbound right-turn lane on El Camino Real from Valley Center Drive to Carmel Valley Road (Project T-12).

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RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY

Updated 15 August 2005

Community	Builder	Project	Planned Residential			
			Total	Rate	ADT	Status
Taylor Woodrow						
Fairbanks Highlands (see Note 1)	Taylor Woodrow	Fairbanks Highlands	93	10.00	930	C
Taylor Woodrow					930	
D.R. Horton						
Torrey Del Mar	D.R. Horton	Collins Ranch	52	10.00	520	C
Torrey Del Mar	D.R. Horton	Villamonte	111	10.00	1,110	C
Torrey Del Mar	Johnson Beuder	Valencia	8	10.00	80	C
Torrey Del Mar	Barratt American	Palma Real	83	10.00	830	C
Torrey Del Mar	Cornerstone	Terrazzo	86	10.00	860	C
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts.	112	6.00	672	C
Bryn Glen	Continental	Bryn Glen	65	10.00	650	C
D.R. Horton					4,522	
Greystone Homes						
Barcelona	Greystone Homes	Barone	24	10.00	240	C
Barcelona	Greystone Homes	Garden	84	10.00	840	C
Greystone Torrey Highlands	Greystone Homes	Valonia	67	10.00	670	C
Greystone Torrey Highlands	Greystone Homes	Montea	90	10.00	900	C
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10.00	780	C
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6.00	456	C
Greystone					3,886	
Shea (McMillin)						
Avalon Point	Chelsea	CIC Villas	26	6.00	156	C
Avalon Point	Shea	Avalon Point	142	10.00	1,420	C
Shea (McMillin)					1,576	
Western Pacific Housing						
Torrey Santa Fe	WPH	Cabrera	110	10.00	1,100	C
Torrey Santa Fe	WPH	Cabrera II	40	10.00	400	C
Torrey Santa Fe	WPH	Montellano	112	10.00	1,120	C
Torrey Glenn	WPH	Torrey Glenn	66	10.00	660	C
Shaw Property	WPH	Monaco	84	8.00	672	C
Shaw Property	WPH	San Lorenza	107	10.00	1,070	C
LMXU	WPH	Cortina	144	7.33	1,056	C
LMXU	WPH	Villa Cortina	8	6.00	48	C
LMXU	WPH	Bellarado	123	8.00	984	C
LMXU	WPH/SoCal Housing	Vista Terraza	127	6.00	762	C
Western Pacific Housing					7,872	
Torrey Brook, Inc.						
Torrey Brook I	Torrey Brook I	Villagio Firenze	14	10.00	140	C
Torrey Brook II	Torrey Brook II	Remainder Parcels	2	10.00	20	P-4
Torrey Brook, Inc.					160	
Garden Communities						
Torrey Ranch	Garden Communities	Torrey Ranch	73	10.00	730	P-4
Garden Communities					730	
Del Mar Investment, Inc.						
Fairbanks Country Villas	Del Mar Investment, Inc.	Fairbanks Country Villas	85	10.00	850	P-4
Del Mar Investment, Inc.					850	
Rhodes Family Trust						
Rhodes Crossing	Rhodes Family Trust	Single Family Residential	47	10.00	470	P-4
Multi-Family site	Rhodes Family Trust	Multi-Family Residential	242	6.00	1,452	P-4
Rhodes Family Trust					1,922	
Pardee Homes						
Peñasquitos West	Pardee	Peñasquitos West	108	10.00	1,080	P-4
Peñasquitos West	Pardee	Peñasquitos West	21	6.00	126	P-4
Pardee Homes					1,206	
Collins - Remainder						
A	Collins Family Trust	Residential	1	10.00	10	P-4
B	Collins Family Trust	Residential	2	10.00	20	P-4
Collins Remainder					30	
RESIDENTIAL TOTAL					23,684	

Note 1: The ADT in Fairbanks Highlands are not part of the Torrey Highlands Traffic Phasing Plan (TPP) but are within the TH Cmty Plan boundary.
Status: C = complete. P = TPP phase, e.g., Phase Four

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NON-RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS NON-RESIDENTIAL DEVELOPMENT SUMMARY
Updated 08 June 2008

Developer/Project	Land Use Type	Intensity	Rate Cum.	Units	Trips Cum.	Source of Data	Status
Torrey Del Mar							
Small spec shops & restaurant	Neighborhood Cmcl	7.2	72	KSF	518	TH Summary of FBA Pmts	C
Chevron	Gas Stn w/Food Mart	12	30	VFS	360	TH Summary of FBA Pmts	C
Torrey Del Mar Total					878		
Western Pacific Housing							
Village Center	LMXU	88.925	72	KSF	6,403	TH Summary of FBA Pmts	C
Western Pacific Housing Total					6,403		
Greystone							
Crossroads	LMXU	17.3	36	KSF	623	TH Summary of FBA Pmts	C
Freeway oriented	Gas Stn w/Food Mart	10	120	KSF	1,201	RHL Design Gp Rpt 01/30/03	C
Greystone Total					1,824		
Employment Center							
Kilroy	Employment Ctr STO	480	10	KSF	4,800	PDP 9597/PID 98-0292 Amend (15 Jan 03)	C
Sea Breeze	Employment Ctr STO	413	10	KSF	4,130	KOA Traffic Study, TPP Update May 05	Phase 3/4
Sea Breeze	Employment Ctr MTO	138	log eqn	KSF	2,228	KOA Traffic Study, TPP Update May 05	Phase 3/4
Employment Center Total					11,158		
Rhodes/Grus Trusts							
Rhodes Crossing	Auto Lube	4	40	Bay	160	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Gas Stn w/Food Mart & Wash	12	31	VFS	372	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Self-Storage	273.9	2	KSF	552	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Commercial Center	250	NA	KSF	17,515	Rhodes Crossing VTM-7938/PDP 53203	
	Initial Increment	12,541 trips					Phase 4
	Bulldout Increment	4,974 trips					Phase 5
Rhodes Family Trust Total					18,599		
Daycare							
Torrey Highlands Daycare	Day Care Center	138	5	Child	690	KOA Traffic Study, TPP Update May 05	Phase 4
Daycare Total					690		
Churches							
Catholic Church	Ltd Com/Institutional	57	5	KSF	285	KOA Traffic Study, TPP Update May 05	Phase 4
Catholic Church School	Ltd Com/Institutional	500	2.1	Student	1,050	KOA Traffic Study, TPP Update May 05	Phase 5
LDS Church (SE Corner Cmno del Sur/Carmel Valley Rd)	Ltd Com/Institutional	16.2	9	KSF	146	KOA Traffic Study, TPP Update May 05	C
Churches Total					1,481		
Retail/Commercial Subtotal:					41,031		
Parks							
Neighborhood Park # 2 (NW)	Park	5.00	50	Acre	250		
Neighborhood Park # 1 (SE)	Park	5.00	50	Acre	250		
Parks Total					500		
PUSD Schools							
Adobe Bluffs Elementary	Elementary School	12.23	60	Acre	734		
Mesa Verde Middle	Junior High School	31.94	40	Acre	1,278		
Westview High School	Senior High School	65.33	50	Acre	3,267		
Future Elementary School	Elementary School	11	60	Acre	660		
Future Middle School	Junior High School	9.65	40	Acre	386		
PUSD Schools Total					6,325		
Parks & Schools Subtotal:					6,825		
Non-Residential Total:					47,856		

Status: C = complete. P = Traffic Phasing Plan phase, e.g., Phase Four

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FACILITIES BENEFIT ASSESSMENT LISTING

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LEGEND FOR ASSESSMENTS:

27-Jul-06

SF:	SINGLE FAMILY =	\$85,793	ECTC:	EMPLOYMENT CENTER =	\$461,454
MF:	MULTI FAMILY =	\$60,057	INST:	INSTITUTIONAL =	\$128,690
LXMU:	LIMITED MIXED USE =	\$692,350	CL:	LIMITED COMMERCIAL =	\$153,569
CO:	COMMERCIAL =	\$517,332	OS:	OPEN SPACE =	OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
1	306-010-22	FM 13978	LOT S	1	SF	\$85,793	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	\$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	\$257,379	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
3	306-260-34	FM 13978	LOT 327	1	SF	\$85,793	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
8	306-020-31			0	0	\$0	CITY OF SAN DIEGO
8	306-020-27	FM 12873	Por. LOT 147	0	0	\$0	CITY OF SAN DIEGO
12	306-021-15			108	SF	\$9,265,644	PARDEE HOMES
12	306-021-15			21	MF	\$1,261,197	PARDEE HOMES
14	306-250-27			0.51	CO	\$263,839	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	\$171,586	TORREY BROOKE DEV
22	306-011-41	PM 14768	PAR 2	41	SF	\$3,517,513	BMR INVESTORS LTD
23	306-011-43	PM 6902	PAR 3	50	SF	\$4,289,650	PENASQUITOS WEST
25	306-011-32	PM 8133	PAR 2	44	SF	\$3,774,892	HORSESHOE INVESTORS LTD
26	306-410-01-73	FM 14643	LOTS 1 - 73	73	SF	\$6,262,889	TR II LLC
27	306-411-02	FM 14643	LOT B	10.48	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
35	306-050-16			2.77	INST	\$356,471	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	\$357,758	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	\$353,898	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	\$359,045	ROMAN CATHOLIC BISHOP OF SD
38	306-042-14						RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-042-16			42	SF	\$3,603,306	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-042-20			23	MF	\$1,381,311	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-042-24			247	MF	\$14,834,079	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR

LEGEND FOR ASSESSMENTS:

27-Jul-06

SF:	SINGLE FAMILY =	\$85,793	ETC:	EMPLOYMENT CENTER =	\$461,454
MF:	MULTI FAMILY =	\$60,057	INST:	INSTITUTIONAL =	\$128,690
LXMU:	LIMITED MIXED USE =	\$692,350	CL:	LIMITED COMMERCIAL =	\$153,569
CO:	COMMERCIAL =	\$517,332	OS:	OPEN SPACE =	OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
38	306-042-21			6.69	CO	\$3,460,951	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
42	306-261-21	FM 13978	LOT 326	1.71	CL	\$262,603	GARY D, LORI S, LARRY R & NORMA ANDERSON
46	306-370-28	PM 19895	PAR 1	3.06	ETC	\$1,412,049	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-29	PM 19895	PAR 2	2.85	ETC	\$1,315,144	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-30	PM 19895	PAR 3	3.35	ETC	\$1,545,871	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-31	PM 19895	PAR 4	1.2	ETC	\$553,745	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-27	FM 14883	LOT B	5.21	ETC	\$2,404,175	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	\$171,586	ENVIRONMENTAL TRUST
55	306-370-16	FM 14883	LOT 10	1.1	ETC	\$507,599	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-17	FM 14883	LOT 11	0.99	ETC	\$456,839	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-18	FM 14883	LOT 12	0.96	ETC	\$442,996	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-19	FM 14883	LOT 13	0.98	ETC	\$452,225	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-20	FM 14883	LOT 14	1.07	ETC	\$493,756	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-21	FM 14883	LOT 15	1.39	ETC	\$641,421	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-22	FM 14883	LOT 16	1.42	ETC	\$655,265	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-23	FM 14883	LOT 17	1	ETC	\$461,454	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-24	FM 14883	LOT 18	1.44	ETC	\$664,494	KILROY REALTY FINANCE PARTNERSHIP L P

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